

NWK
HOUSING AUTH.
MISC

**Performance and
Promise:**

The First 40 Years

The Newark Redevelopment and Housing Authority started 40 years ago in an extremely modest way with a handful of employees and a single objective. Public housing was virtually an unknown concept in 1938. With some exceptions, the idea of government-sponsored, low-rent housing for the people of this land was a new one. So at the beginning, the Newark Housing Authority, as the agency was initially known, was pioneering in terms of the whole public housing process. Within two years it had erected its first "project," Pennington Court on South Street, which still is home for 236 families, and within the next year-and-a-half had constructed five more substantial projects in various parts of the city.

The years that followed were often difficult and tumultuous, but in the end they have been tremendously productive. Again, the NRHA pioneered in many phases of housing authority activity. It was one of the earliest authorities in the nation to implement an urban renewal program. It was the first public housing agency to establish a tenant relations department, an innovation at the time that has evolved today into the successful establishment of a new tenant-management organization at one of the largest housing complexes in the city. Another first has been the creation of an in-house construction unit to maintain and rehabilitate older public housing complexes.

Through the years, the Authority has grown many times over, and yet mere growth is not its objective. Its policy is to respond to the needs of Newark's citizens by creating jobs, providing safe and decent housing and expanding the city's tax base. It is currently striving to attain its goals in each of these areas.

As for the future, the Authority faces a difficult task which will require new pioneering efforts. In its dual role as the city's principal redevelopment agency and housing manager, the Authority has responsibility for the activities that affect the very lifeblood of the city. As Newark emerges from a period of acute distress, the NRHA is in a decline to continue its progress in each of these areas and so to help the city regain its greatness.

Forty Years



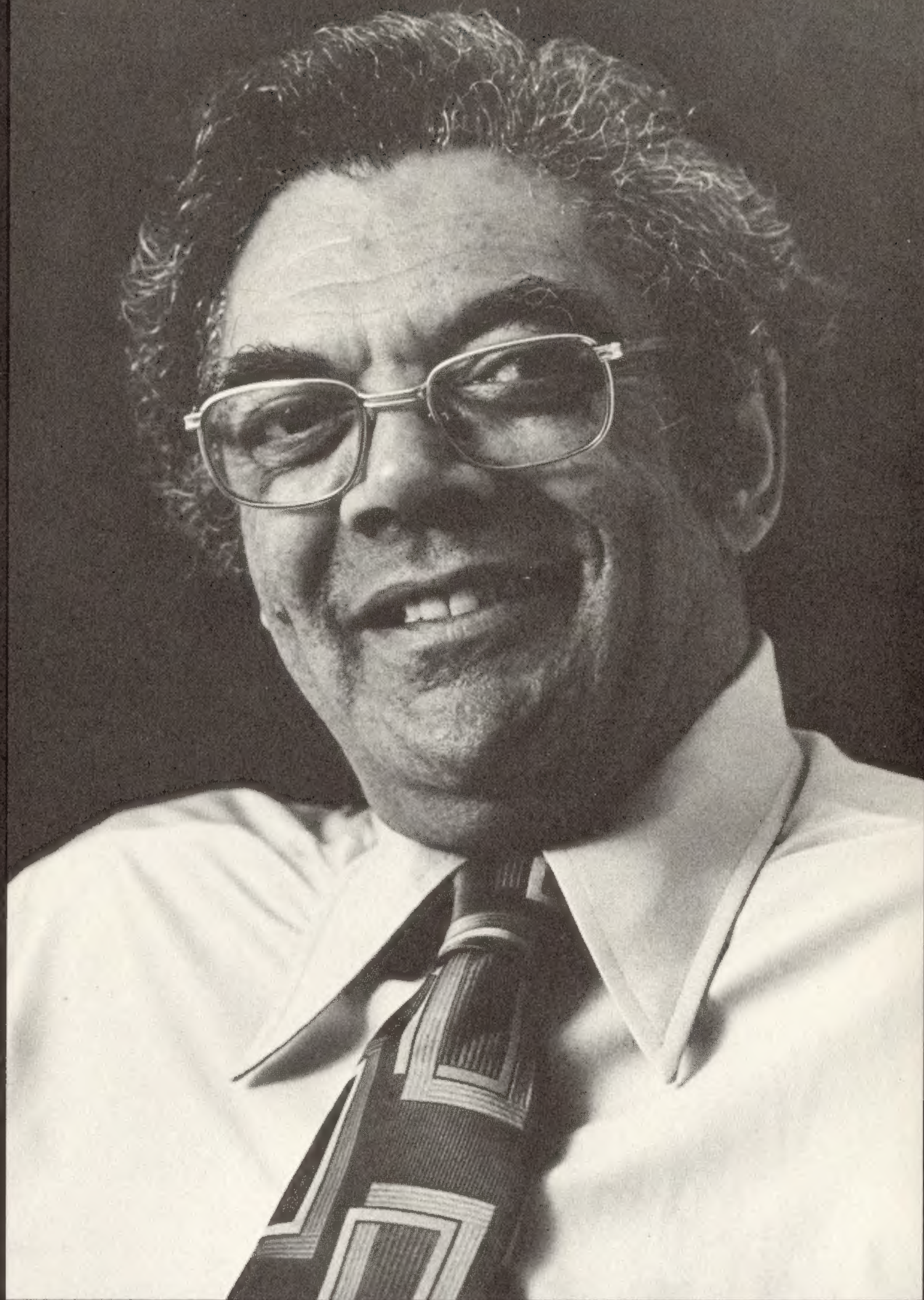
Anna Gourdine, who at 90 is believed to be the oldest tenant in public housing, says she has lived at Baxter Terrace, one of the first public housing "projects" in Newark, since it was built.

"There have been a lot of changes in the city, but this has been my home all through them. I still love it as much as the day I moved in."

*Anna Gourdine
Long-time Public Housing Resident*

1938

Start of construction of first completed project in the city and planning for additional projects that resulted in completion of nearly 2,300 units before World War II.

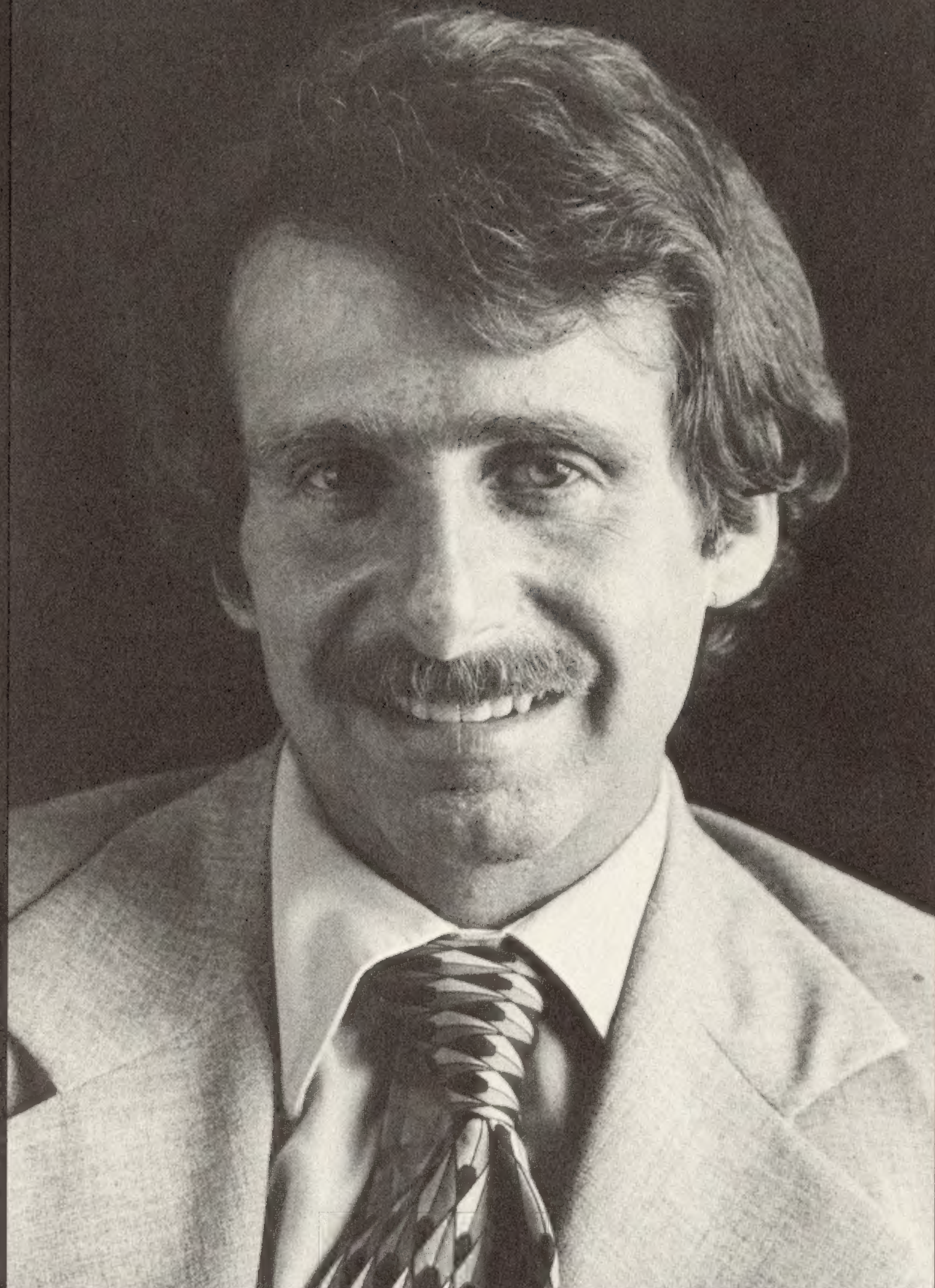


"When I joined the Authority 39 years ago, there were only three employees. Through the years, I have seen the agency grow and progress by applying new technology and taking new approaches to problems."

*George Jones
Chief of Special Management*

1948

Newark City Commissioners designated the Newark Housing Authority as the city's redevelopment and urban renewal agency, thus giving it responsibility for Newark's economic redevelopment in addition to its housing responsibilities.



"I grew up in Kretchmer Homes and had the opportunity to come into contact with people from many different cultures and backgrounds. This has helped give me an understanding of the different needs and aspirations of tenants in public housing, as well as the diverse redevelopment requirements of the city."

*Arnie Reiter
Director of Staff Operations*

1958

Between 1953 and 1958 public housing in Newark had mushroomed. The number of low-rent dwellings jumped from 3,008 to 7,385, an increase of 145 percent. The Authority opened new departments and added trained staff to carry out its growing responsibilities.



"I was involved in the tenant rent strike and the development of the Resident Management Corporation. I feel that the tenants have a better rapport with the NRHA than ever before and I am optimistic for the future."

*Lynn King
Resident Manager of Stella Wright*

1968

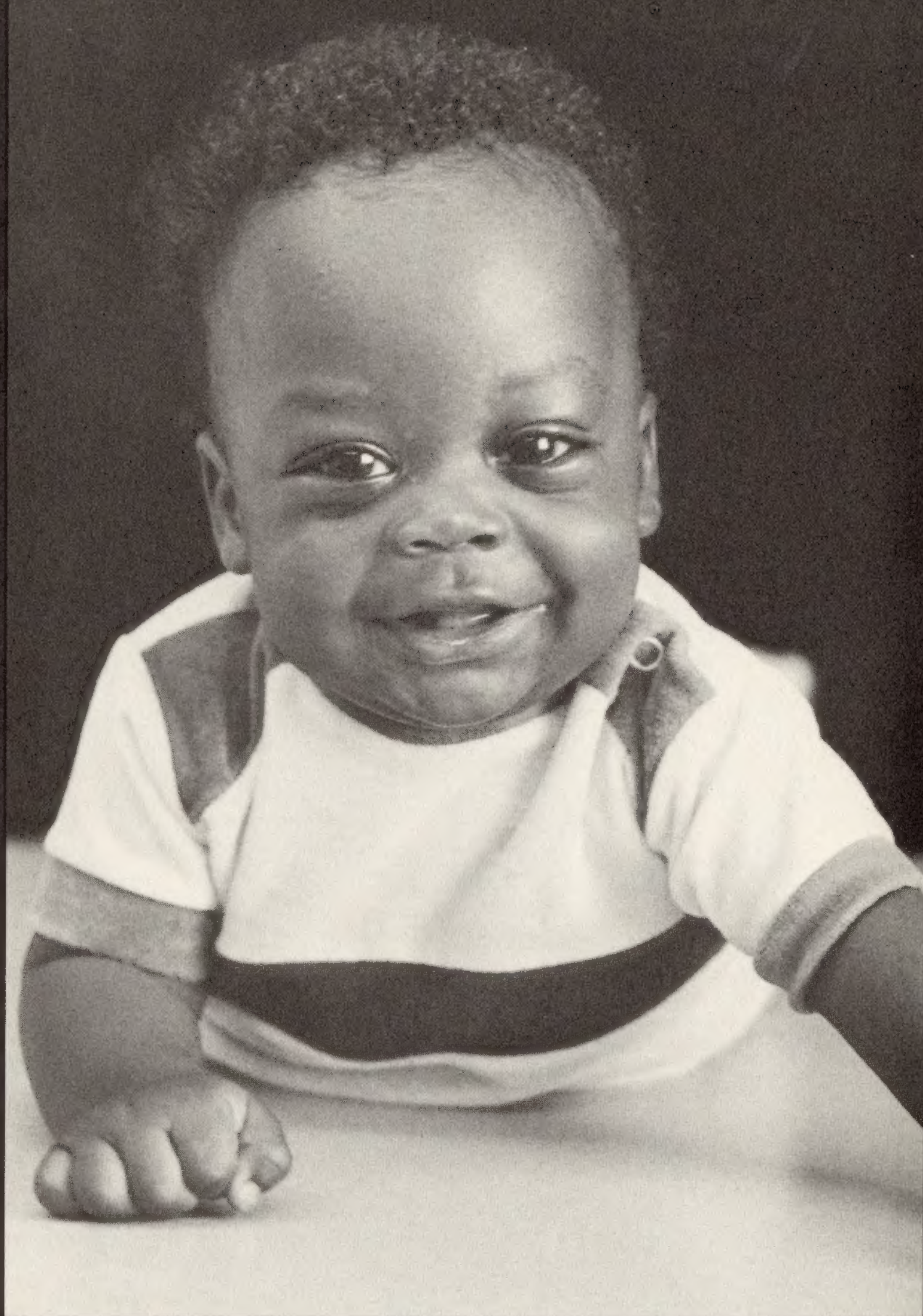
The Newark Redevelopment and Housing Authority, realizing the need for more senior citizen housing, completed and opened for occupancy in 1969 2,000 apartment units that were specially designed for the elderly. These were the first of a series of senior buildings to be constructed over the next decade.



The young generation, exemplified by these youthful residents of public housing, is experiencing improved living conditions and a more positive spirit than there has been in over a decade in the city as several older developments have been rejuvenated.

1978

First tenant management corporation created . . . Redevelopment in Newark Industrial Meadowlands reached over \$30 million . . . Breakthrough in financing of new housing, other construction is achieved in new Branch Brook Manor, 200-unit apartment building for the elderly.



*Rheim Singleton
New Housing Resident*

Future

The Newark Redevelopment and Housing Authority aims toward an even more significant role in the city's future as the only agency with responsibilities that relate the critical functions of housing and commercial-industrial redevelopment. The Authority has set its sights on more jobs for citizens, more and better shelter for them, and an expanded tax base to support city services and reduce the burden on the property owner.

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Newark Redevelopment and
Housing Authority

Office of Public Information

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The NRHA Record:

- \$78,000,000 in commercial-industrial redevelopment, with an additional \$66,000,000 to be completed by 1980.
- More than 4,000 new jobs created to date by the NRHA redevelopment program.
- Over 17,000 housing units either directly sponsored, or participated in, by NRHA. Over 1100 additional units in construction or design.
- 12,788 units under NRHA management.

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